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Guernsey, Greg

From: Carl P. Conley, P.E. [cconley@conleyengineering.com]
Sent: Thursday, March 03, 2005 1:18 PM
To: Guernsey, Greg
Subject: Dement Tract Zoning.

Greg.—

As the City Council directed, We me with the adjacent Valley View Condominium Association(VVCA) representative and their attorney Ms. Nikelle Meade on Thursday 2-24-05 in order to develop a LR-CO recommendation based on the associations concerns. After meeting with them for approximately 2 hours, they were going to go back to other members of the association to discuss and develop specific conditions regarding a LR-CO recommendation.. Late Monday, 2-28-05 I was informed by e-mail from Ms. Meade that VVCA had decided not to offer any suggestions for compromise.

Subsequently, on Tuesday, 3-1-05 we contacted representatives of the Oak Hill Association of Neighborhoods (OHAN) and the Oak Hill Business Association(OHBA) to discuss articles in the local newspaper regarding the relocation of businesses displaced by the 71/290 construction and the need for additional retail zoning to minimize the disturbance to existing community businesses and the local economy. It was at this time that we were made aware of meetings between OHAN and the Neighborhood Planning and Zoning Department staff to discuss the very same issues that we have been stating since the very beginning of the rezoning of the Dement Tract. We have requested that we meet with the OHBA at their next meeting to see how the Dement Tract might fit into their overall plan. I discussed the City's timetable with Mr. Ricardo Soliz in the Neighborhood Planning and Zoning Department and he said that the City did have plans to re-study the Oak Hill area in 3-5 years but the recent discussions with OHAN has possibly identified the need to bring this issue to City Council as early as this summer and begin the formal study immediately thereafter. This whole process could take 2 years or more to complete. By then, many of the dislocated businesses will have completed their relocation or just gone out of business altogether.

It is Mr. Dement's desire to obtain the LR-CO zoning for his tract as soon as possible. It is our preference not to wait on the new Oak Hill study, but to seek a postponement to allow us to meet with OHAN and OHBA at their next scheduled meetings The next OHAN meeting is scheduled for next Wednesday, 3-9-05. Unfortunately, Mr. Dement is out of town on that date and cannot be there. The next meeting of OHAN is on Wednesday, 4-13-05. Therefore, we would request that we be postponed to the first City Council agenda after 4-14-05. We realize we have already asked for one postponement, but based on this new information regarding the OHAN/City meetings, we respectfully request the opportunity to meet with OHAN/OHBA and City staff to come up with a workable solution to this important economic issue.

Please call me if you have any questions regarding this request for postponement.

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